Cottimore Avenue, Walton-On-Thames, Surrey, KT12 2AG

£575,000 Freehold

HTB Walton are delighted to offer this skilfully extended family home conveniently located within easy reach of Walton on Thames town centre which has a great range of independent shops & restaurants. The beautifully presented accommodation briefly comprises entrance hall, downstairs W.C. front aspect bay fronted living room, stunning open plan kitchen/dining/family area with bi-folding doors out to the rear garden. The luxury kitchen has a great range of high gloss units, oak work surfaces, range cooker, integrated dishwasher. microwave & wine cooler. On the first floor are two double bedrooms, a single bedroom and a modern white bathroom with shower over the bath and separate W.C. Externally to the front is a private drive providing off street parking, there is the also a shared driveway which leads to the garage. The rear garden stretches approx 60ft, has both paved and lawned areas along with a beautiful summer house with light & power. EPC D. Call HTB Walton on 01932 222266

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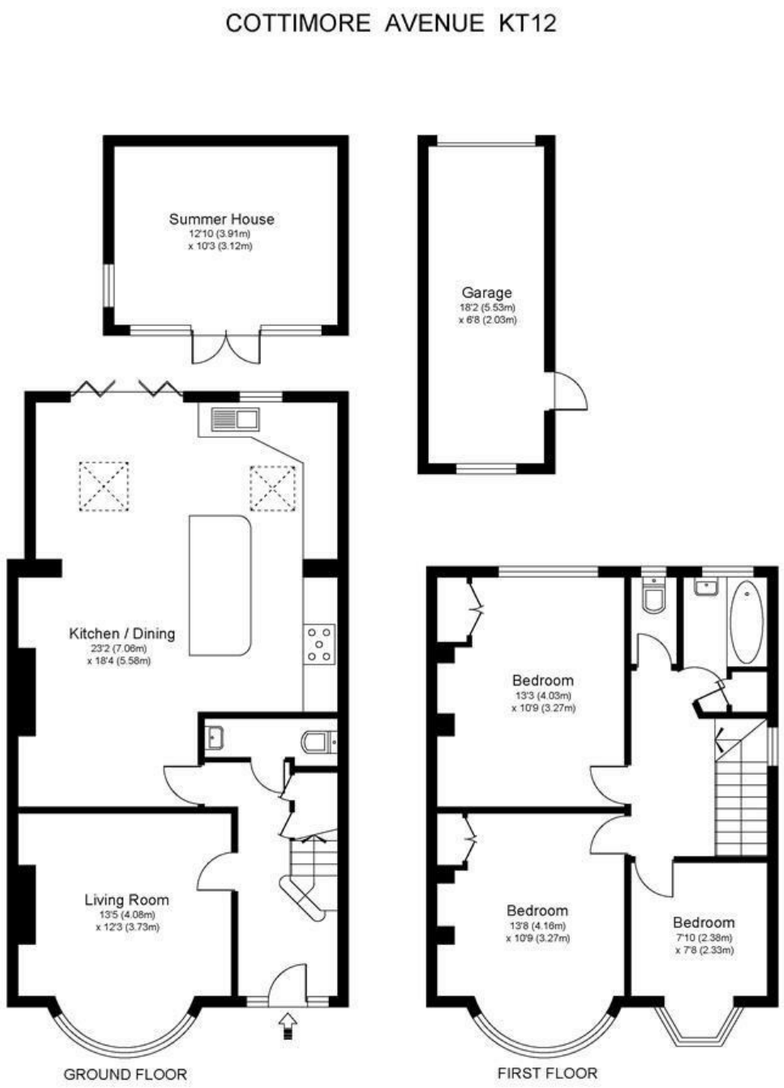

Approximate Gross Internal Floor Area: 99 m sq / 1067 sq ft
Garage Area: 24 m sq / 256 sq ft
Total Area : 123 m sq / 1323 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SUMMER HOUSE
- APPROX 1/2 MILE TO TOWN CENTRE
- EPC D
- EXTENDED FAMILY HOME
- GARAGE
- OFF STREET PARKING
- APPROX 1 MILE TO STATION
- THREE BEDROOMS

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract